



Village of Lemont
Historic Preservation Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

HISTORIC PRESERVATION COMMISSION
Regular Meeting
AGENDA

June 12, 2014 – 6:30 p.m.

LEMONT VILLAGE HALL
418 MAIN STREET

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: Meeting, March 13, 2014
- IV. CHAIRMAN'S REPORT
- V. PUBLIC HEARINGS
- VI. APPLICATIONS
 - A. Certificate of Appropriateness for a fence within the lower level terrace masonry openings at 431 Talcott (Pollyanna Brewing Co.)
- VII. NEW BUSINESS
- VIII. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR COMMENTS
 - A. Staff received a request for input from the HPC on a proposal to market the site of 110-112 & 116 Main St. as a redevelopment opportunity.
- IX. AUDIENCE PARTICIPATION
- X. ADJOURN

**MINUTES
HISTORIC PRESERVATION COMMISSION**

March 13, 2014

I. CALL TO ORDER

The monthly meeting of the Historic Preservation Commission was called to order on Thursday, March 13, 2014 at 6:30 p.m. by Commissioner Simon Batistich in the absence of the Chairman.

II. ROLL CALL

Commissioners Batistich, Cummins, Roy, Schwartz and Yates present. Commissioners Buschman and Flynn absent. Martha Glas, Village Planner, and Trustees Ron Stapleton and Jeanette Virgilio, Grant Review Committee, were also present.

III. APPROVAL OF MINUTES

Motion by Mr. Cummins, seconded by Ms. Roy, to approve the minutes of the February 13, 2013 meeting. Voice vote: 5 ayes. Motion passed.

IV. CHAIRMAN'S REPORT

No report.

V. PUBLIC HEARING – None scheduled.

VI. APPLICATIONS

A. 03.14 – Certificate of Appropriateness

Exterior Remodel – 212 Stephen Street

Aldo Bottalla, owner of 212 Stephen described the scope of the project including removal of existing wood siding and wood trim, installation of Tyvec house wrap, replacement of all rotted wood, installation of 6” James Hardy siding, replacement of architectural trim, and replacement of 12 vinyl replacement double hung windows on 2nd floor with Climate Guard windows in white. He displayed a color palette of siding in neutral gray/taupe shades and the commission approved his choices. Mr. Batistich emphasized retaining the existing decorative elements of the building at the roof line and on the first floor.

After the presentation, a motion was made by Ms. Roy, seconded by Mr. Cummins, to approve a Certificate of Appropriateness for the exterior remodel, per the application and materials submitted and dated 2/24/14. Voice vote: 5 ayes. Motion passed.

B. 4.14 – Certificate of Appropriateness

Sign – 431 Talcott Street, Pollyanna Brewing Co.

The application submitted by Paul Ciciora requests installation of a brushed stainless steel sign, 14’ long by 20” high to be installed in the designated sign area of the building. Comments by the Commission complimented the design and materials selected for the sign as very appropriate for both the building and the business. Motion by Mr. Schwartz, seconded by Mr. Cummins, to approve a Certificate of Appropriateness for the installation of the sign, per the application and materials submitted and dated 3/5/2014. Voice vote: 5 ayes. Motion passed.

VII. NEW BUSINESS

Martha Glas, Village Planner, informed the Commission that approximately \$30,000 is still available for grant projects in this fiscal year. Two members of the Commission have been designated as voting members of the Grant Review Committee: Simon Batistich and Tom Flynn. In the absence of Mr. Flynn, Mr. Cummins nominated Mr. Schwartz to serve as the

proxy voting member for purposes of this review. The Commission reviewed Façade Grant Applications for the following projects:

A. 431 Talcott Street - Sign

The work sheet submitted for this grant application reflects a total project cost of \$3,200 for fabrication and installation of the brushed stainless steel sign reviewed by the Commission on this agenda. The project would be eligible for \$1,600 in grant funding. Ms. Glas explained that one half of the cost of the sign was included in an incentive package offered by the Village for location of this business in Lemont, with the funds for the incentive to come from the grant program budget. Mr. Batistich commented that assisting this business is a positive for the community and the downtown in particular and recommended that the funds in the amount of \$1,600 be approved. The Commission agreed.

B. 117 Stephen Street – Replacement of 3 sets of double doors and transoms, front façade.

The grant application reflects a total project cost of \$17,937.77 with maximum amount of grant funding at \$8,968.89. The Commission approved a Certificate for this project at its February meeting. Ms. Glas informed the Commission that a previous grant was approved for this address for awnings approximately 11 years ago. After verifying that sufficient funds in the budget would be available, the Commission recommended funding the grant at the full amount requested.

C. 212 Stephen Street – Re-siding and Replacement of Windows.

The grant application reflects a total project cost of \$29,300 with maximum amount of grant funding at \$14,600. The Commission commented that this is a very worthy project in a gateway area and a building that has been blighted by neglect. Again, verifying that sufficient funds are available in the grant budget, the Commission recommended funding the grant at the full amount for this project.

Commissioners Batistich and Schwartz voted to approve grant funding as specified above. Trustees Stapleton and Virgilio concurred.

VIII. AUDIENCE PARTICIPATION

IX. ADJOURN

Motion by Ms. Roy, seconded by Mr. Schwartz, to adjourn the meeting at 7:00 p.m. Voice vote: 5 ayes. Meeting adjourned.

Application for Certificate of Appropriateness

APPLICANT INFORMATION

Applicant's Name EDWARD MALNAR - POLLYANNA BREWING CO.

Applicant's Address 431 TALCOTT AVE, LEMONT, IL 60439

Applicant's Telephone # 708-606-9099

Applicant's E-mail Address ED@POLLYANNA BREWING.COM

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.



PROPERTY INFORMATION

Address of Subject Property/Properties 431 TALCOTT AVE.

Parcel Identification Number of Subject Property/Properties 22-20-405-024-1002

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure _____ | Change in fenestration (window arrangement) _____ |
| Change in footprint of structure _____ | Replacement of windows, awnings _____ |
| Addition to structure _____ | Replacement of exterior details _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence <input checked="" type="checkbox"/> |
| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure _____ |

Brief Statement of Proposed Work:

INSTALL A STEEL FENCE WITHIN THE LOWER LEVEL MASONRY OPENINGS. THE FENCE COMPONENTS WILL VISUALLY MATCH THE COLOR & SHAPE OF THE EXISTING GUARD RAIL ON THE WALKWAY ABOVE, EXCEPT FOR THE CIRCULAR MEDALLIONS

SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. **SUBMIT 10 COPIES OF ALL DOCUMENTS.** The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY

Application received on: _____

By: _____

Project information (drawings, elevations, etc) received: _____

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.





Signature of Applicant

Date

Did you know....?

The Village of Lemont offers grants for the renovation of commercial property within the Lemont Historic District. Inquire with the Village's Planning & Economic Development Department or ask for a brochure and application.





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BE SURROUNDED WITH

Beauty & Protection

Montage ornamental steel fence is unparalleled in strength and quality, adapts to virtually any terrain, withstands vast shifts in climate yet remains untouched by time in stately elegance. This fence offers an array of customizable options to fit your unique sense of style and application.

THE MONTAGE® DIFFERENCE



20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty (*the first of its kind*), backed by an American company with over 25 years of demonstrated excellence in manufacturing ornamental fencing products.



E-COAT vs PAINTED STEEL

Major corrosion problems start from the inside. That's why all products in the Montage family are coated inside and outside. Our galvanized steel framework is subjected to a multi-stage pre-treatment/wash (*with zinc phosphate*), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership. Simply painting steel on the outside leaves it vulnerable to corrosion, which in turn destroys the entire fence.



Competitor's Painted Rail
(outside only)

Paint



Montage E-Coated rail
(outside and inside)

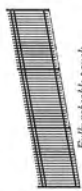
- Acrylic Topcoat
- Epoxy Primer
- Zinc Phosphate
- Galvanic Zinc



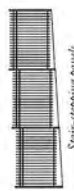
PROFUSION WELDING

PROFUSION WELDED STEEL vs ALUMINUM

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to residential aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



Fully rakeable panels



Stair-stepping panels

RAKEABLE vs STAIR-STEP

The ProFusion welded panel design of Montage enables maximum bias for virtually all terrains. Being the only welded steel fence capable of following steep grade changes, Montage follows uneven ground contours like a second skin. This eliminates stair-stepping panels with the flexibility of a 48" rise in an 8' run.

ENVIRONMENTALLY RESPONSIBLE

Ameristar proudly leads the way in manufacturing programs and practices to reduce our carbon footprint and has developed methods to reduce our energy consumption. We consistently monitor air emissions, storm water runoff, and waste water discharge. We also recycle all of our scrap steel, wood, cardboard, plastics, paper and oil products. Montage is fabricated from domestic steel that contains up to 97% recycled content.





CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



CRESCENT™

Sophisticated Charm

Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. (Not rakeable).

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS



COLOR OPTIONS



MONTAGE® POOL, PET & PLAY



AVAILABLE GATE SYSTEMS



Steel Estate Entry Gate

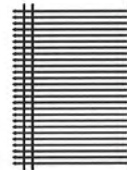


Relax or Splash

SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

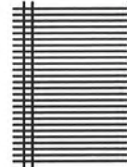
- ❖ 2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic or Gemini only)
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)



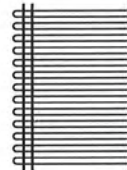
Classic



Majestic



Genesis



Gemini
(not releasable)

EXPERIENCE YOUR

Grand Entrance

For the perfect finishing touch to your project, Montage offers several gate options to complement any installation. Montage's single arched swing gates, traditional single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panel these Montage gates provide a seamless transition from ornamental fence to decorative gate. A variety of steel Estate® Entry Gates are also available to accent any entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered 30 years ago in response to the demand by consumers and specifiers for specialty fence products. Ameristar offers an aesthetically pleasing product that is both high in quality and affordability. This has been achieved by maximizing high-volume productivity, increasing product design strength, and promoting simplistic installation.

PROVEN CAPABILITY

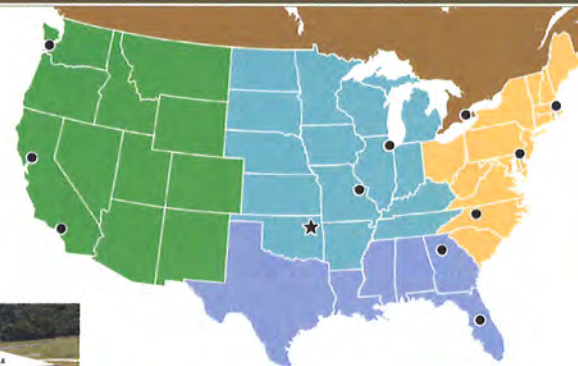
Ameristar's integrated in-house process and extensive raw material inventory results in much improved productivity and availability compared to the competition. By having a vast finished goods inventory, Ameristar is capable of delivering finished products faster than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually raised the bar across the board in the manufacturing of high quality, innovative fencing products. Our demonstrated commitment to upholding higher values translates into superior products that go far beyond merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.

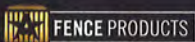


LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers



Part #9719 | Revised 05/2014



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RESIDENTIAL ORNAMENTAL STEEL FENCE



Montage ornamental steel fence is *unparalleled in strength* and quality, *adapts to virtually any terrain, withstands vast shifts in climate* yet remains untouched by time in stately elegance. This fence offers an *array of unique options* to fit your specific sense of style and application.



PRIMARY APPLICATIONS

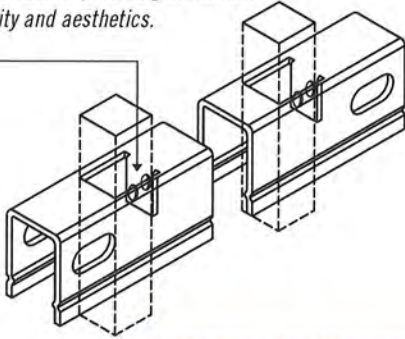
- *Single Family Residence*
- *Apartments (Multi-Family)*
- *Subdivisions*
- *Golf Courses*

MONTAGE®

RESIDENTIAL ORNAMENTAL STEEL FENCE

.590"sq x 18ga PICKETS | .9375" x 1.25" x 14ga RAILS | 2"sq x 16ga POSTS

Each picket is precisely welded at each rail intersection providing all-terrain flexibility and aesthetics.



STYLE OPTIONS



Also available in Pool, Pet & Play (3" air spacing) – styles vary

PROFUSION WELDED STEEL



All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



E-COAT™ PROTECTIVE FINISH

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.



20 YEAR LIMITED WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.

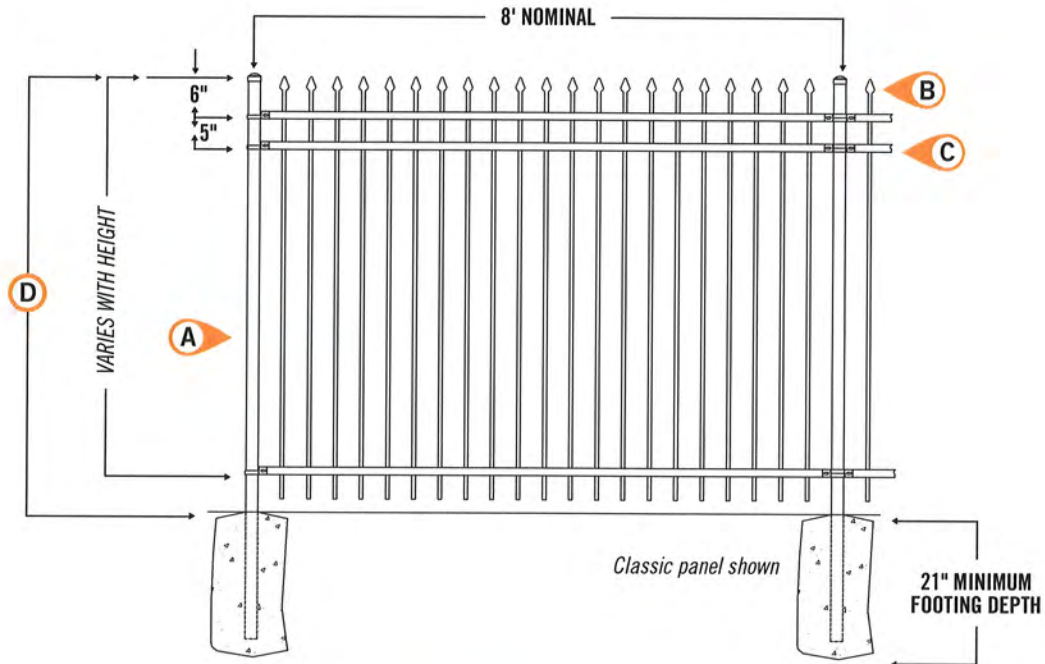


DOMESTIC MANUFACTURING

Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

MONTAGE® | 2 & 3-RAIL OPTIONS | 3" & 4" AIR-SPACE OPTIONS

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



- A** 2"sq x 16ga POSTS
- B** 0.590"sq x 18ga PICKETS
- C** 0.9375"w x 1.25"h x 14ga RAILS
- D** 3', 3.5', 4', 4.5', 5' & 6' PANEL HEIGHTS

Refer to construction specification & tables within this section for recommended post space by bracket type

Effective: 01/01/14

MONTAGE® | 2-RAIL PANELS | 4" AIR GAP

STANDARD BOTTOM | 8' PANEL LENGTH (94" actual width) | 21 PICKETS PER PANEL | 40 PANELS PER PALLET

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	R☒Ⓞ234	30 lbs	MB
3.5'	R☒Ⓞ240	33 lbs	MB
4'	R☒Ⓞ246	36 lbs	CB MB GB MN
5'	R☒Ⓞ258	43 lbs	CB MB GB

☒ = FENCE STYLES AVAILABLE | **C** = Classic **M** = Majestic **G** = Genesis
W = Warrior **L** = Crescent*

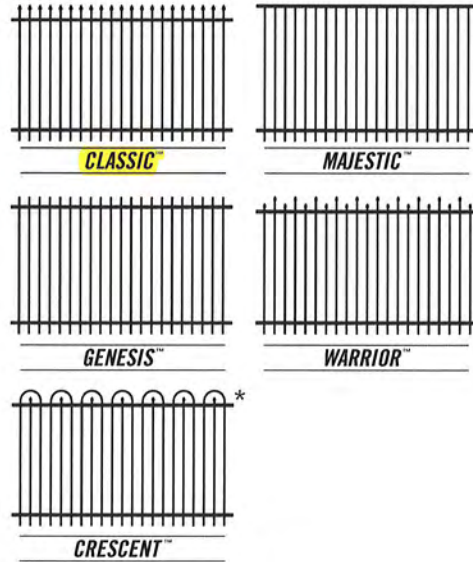
Ⓞ = COLOR OPTIONS AVAILABLE | **B** = Black **N** = Bronze

⊖ = NON-STOCKED PRODUCT

For details, see Ameristar's Sales Policy in the catalog guide.

Notes: Genesis panels are packaged with BLACK picket plugs for black & bronze.

* Not Rackable panels.



MONTAGE® | 2-RAIL PANELS | 3" AIR GAP

STANDARD BOTTOM | 8' PANEL LENGTH (94" actual width) | 26 PICKETS PER PANEL | 40 PANELS PER PALLET

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	R☒Ⓞ234-3	34 lbs	⊖
3.5'	R☒Ⓞ240-3	38 lbs	⊖
4'	R☒Ⓞ246-3	44 lbs	⊖

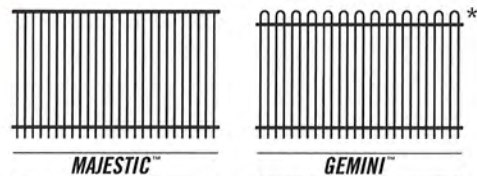
☒ = FENCE STYLES AVAILABLE | **M** = Majestic **H** = Gemini

Ⓞ = COLOR OPTIONS AVAILABLE | **B** = Black **N** = Bronze

⊖ = NON-STOCKED PRODUCT

For details, see Ameristar's Sales Policy in the catalog guide.

* Not Rackable panels.



MONTAGE® | 2-RAIL PANELS | 4" AIR GAP

FLUSH BOTTOM | 8' PANEL LENGTH (94" actual width) | 21 PICKETS PER PANEL | 40 PANELS PER PALLET

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	R☒⊗234F	30 lbs	MB
3.5'	R☒⊗240F	33 lbs	MB
4'	R☒⊗246F	36 lbs	MB
5'	R☒⊗258F	43 lbs	MB

☒ = FENCE STYLES AVAILABLE | **C** = Classic | **M** = Majestic | **G** = Genesis
W = Warrior | **L** = Crescent*

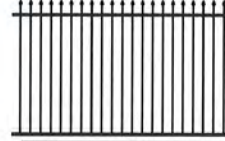
⊗ = COLOR OPTIONS AVAILABLE | **B** = Black | **N** = Bronze

⊙ = NON-STOCKED PRODUCT

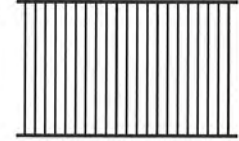
For details, see Ameristar's Sales Policy in the catalog guide.

Notes: Genesis panels are packaged with BLACK picket plugs for black & bronze.

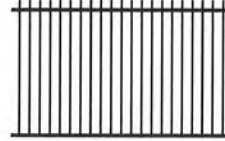
* Not Rackable panels.



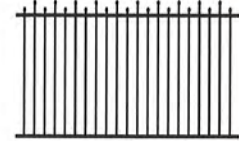
CLASSIC™



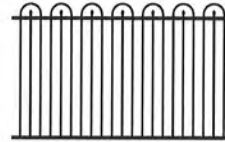
MAJESTIC™



GENESIS™



WARRIOR™



CRESCENT™

MONTAGE® | 2-RAIL PANELS | 3" AIR GAP

FLUSH BOTTOM | 8' PANEL LENGTH (94" actual width) | 26 PICKETS PER PANEL | 40 PANELS PER PALLET

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	R☒⊗234F-3	34 lbs	⊙
3.5'	R☒⊗240F-3	38 lbs	⊙
4'	R☒⊗246F-3	44 lbs	MB

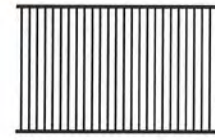
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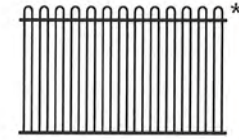
⊙ = NON-STOCKED PRODUCT

For details, see Ameristar's Sales Policy in the catalog guide.

* Not Rackable panels.



MAJESTIC™



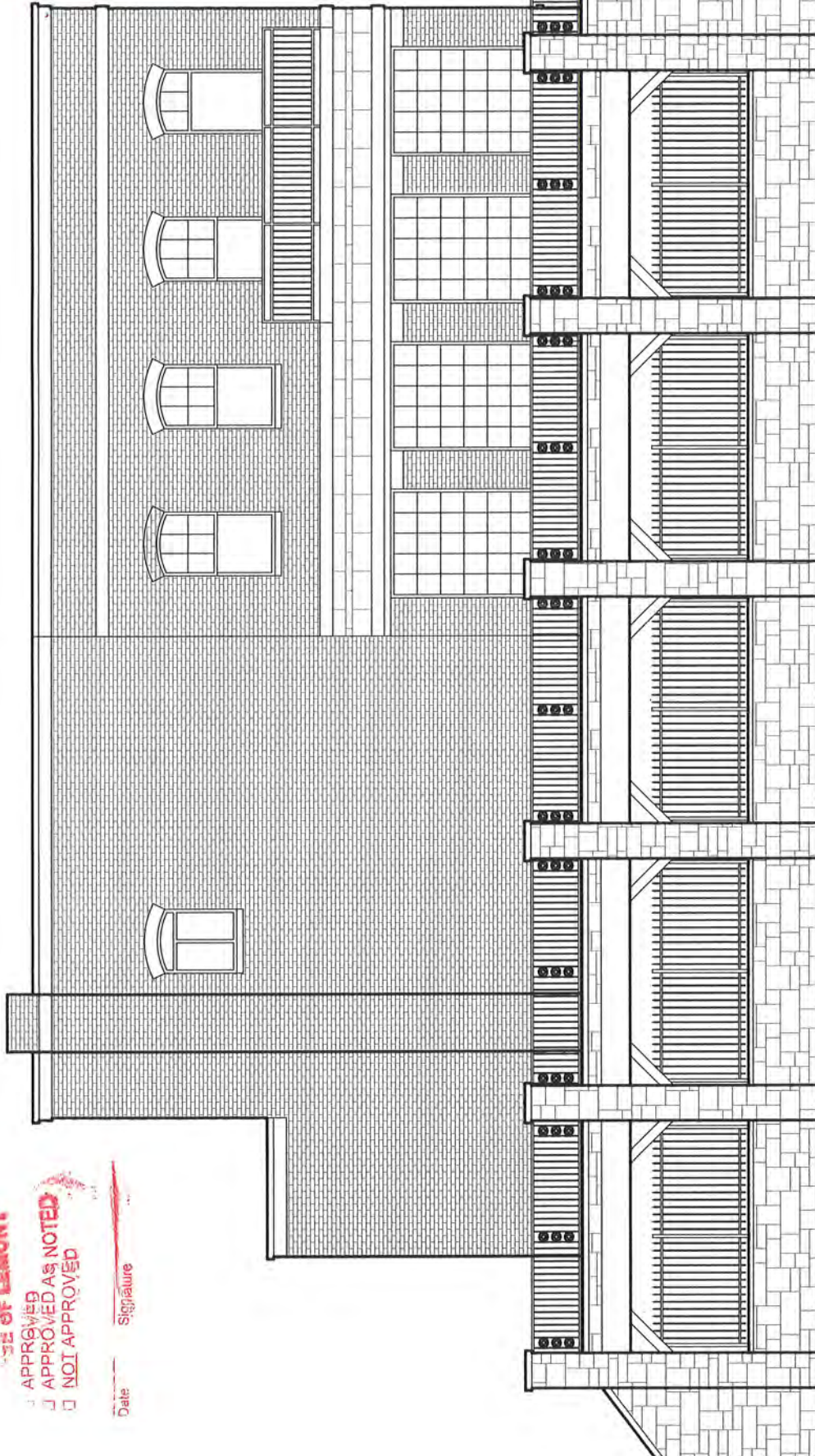
GEMINI™

Effective: 01/01/14



VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED

Date _____ Signature _____



North Elevation With Proposed New Fencing at Lower Level

SCALE: 3/16" = 1'-0"



GREAT RE-DEVELOPMENT OPPORTUNITY

- Potential Re-Development Opportunity
- 1 Acre Total Available (2 Separate Sellers)
- Sites Available Separately or Together
- Income in Place
- Located in downtown Lemont directly across from the Metra train station

110 - 112 Main Building Specification:

Total Building:	12,000 S.F.
Office:	4,356 S.F.
Land Area:	0.50 Acres
Clear Height:	13'
Loading:	1 Drive in Door (9' x 9')

Pricing:

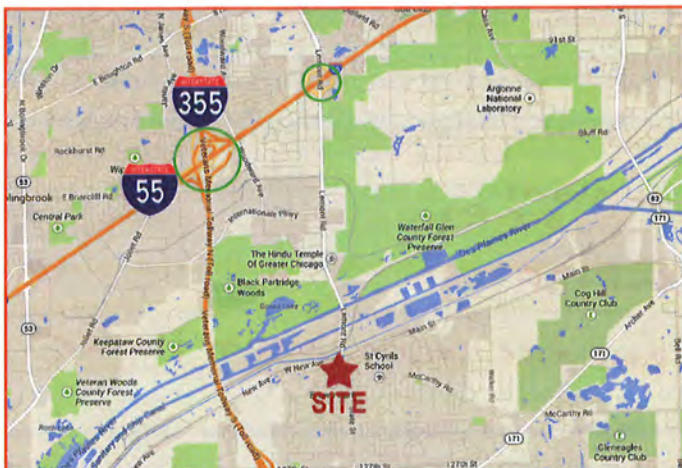
Sale:	\$795,000	(110-112 Main Only)
Lease:	Subject to Offer	
Taxes:	\$26,000 per year	
Current Income:	\$67,600 (In Place)	

116 Main Building Specification:

Total Building:	9,200 S.F.
Land Area:	0.86 Acres

Pricing:

Sale:	\$600,000	(116 Main Only)
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For More Information, Contact:

Matt Lydon

630.729.7936 or
630.810.0300 Ext. 117
mlydon@cawleychicago.com

Daniel P Cawley, SIOR

630.810.1855 or
630.810.0300 Ext. 114
dcawley@cawleychicago.com